

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

OWNERSHIP

Owner 1:	BAE STELLA		
Owner 2:	KIM WONTAK		
Owner 3:			
Street 1:	111 ROBBINS RD		
Street 2:			
Twn/City:	WATERTOWN		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02472	Type:	

PREVIOUS OWNER

Owner 1:	BONANNO ALEXANDRA E -		
Owner 2:	-		
Street 1:	12 POND LN UNIT 63		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 746 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Condominium

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

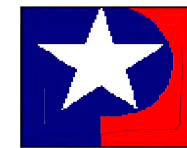
Total Card /

Total Parcel

394,000

394,000

394,000



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	57397
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	394,000			394,000		57397
							GIS Ref
							GIS Ref
Total Card	0.000	394,000			394,000	Entered Lot Size	
Total Parcel	0.000	394,000			394,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		528.15	/Parcel: 528.15	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	102	FV	394,000	0	.		394,000		Year end	12/23/2021	PRINT		
2021	102	FV	388,500	0	.		388,500		Year End Roll	12/10/2020		Date	Time
2020	102	FV	377,600	0	.		377,600	377,600	Year End Roll	12/18/2019		12/29/21	19:11:30
2019	102	FV	351,100	0	.		351,100	351,100	Year End Roll	1/3/2019	LAST REV		
2018	102	FV	290,800	0	.		290,800	290,800	Year End Roll	12/20/2017		Date	Time
2017	102	FV	218,700	0	.		218,700	218,700	Year End Roll	1/3/2017		06/03/21	09:08:30
2016	102	FV	191,000	0	.		191,000	191,000	Year End	1/4/2016			
2015	102	FV	196,900	0	.		196,900	196,900	Year End Roll	12/11/2014			mmcmakin

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONANNO ALEXAND	77715-208	2	5/7/2021		422,000	No	No		
BABBIST EMILY E	74218-480	2	3/2/2020		416,000	No	No		
SHKOLNY DANA,	65578-495		6/19/2015		282,000	No	No		
BAYSTATE CONDOM	54655-575		5/7/2010		187,000	No	No		
KONDO ERIK P	35719-594		6/20/2002	Family	10	No	No		
KONDO ERIK P	30069-313		4/21/1999	Family	99	No	No		
KONDO ERIK & RI	22855-267		1/25/1993		99	No	No	F	

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

	BK: 14070 PG: 343,Building Number 1.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1972	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G17	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES	
Kits: 1	Rating: Good
A Kits:	Rating:
Frpl: 0	Rating: Average
WSFlue:	Rating:

CONDO INFORMATION

Location:	LS - Left Side
Total Units:	
Floor:	6 - 6th Floor
% Own:	1.730900049
Name:	17 - 6032

RESIDENTIAL GRID												
1st Res Grid		Desc: Line 1										# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals				RM:s: 3				BR:s: 1			Baths: 1	HB 0

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GV - Good-VG	18.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.3%

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.30428958
Const Adj.:	1.06007576
Adj \$ / SQ:	449.360
Other Features:	35761
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482279
Depreciation:	88257
Depreciated Total:	394022

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	746	449.360	335,222
Net Sketched Area:		746	Total:	335,222
Size Ad	746 Gross Area		746 FinArea	746

SUB AREA DETAIL

[illegible]

IMAGE

